#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

	36 Poolman Street, Port Melbourne Vic 3207
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,420,000	Pro	perty Type H	louse		Suburb	Port Melbourne
Period - From	01/07/2018	to	30/06/2019	So	ource	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

	aress of comparable property	1 1100	Date of Sale
1	24 Page Av, Port Melbourne, Vic 3207, Australia	\$1,589,000	29/07/2019
2	379 Howe Pde PORT MELBOURNE 3207	\$1,625,000	29/06/2019
3	36 Edwards Av PORT MELBOURNE 3207	\$1,538,000	31/07/2019

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

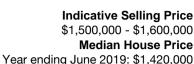
This Statement of Information was prepared on:	07/10/2019 11:01



Date of sale



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**=** 3

Rooms: 5

Property Type: House Land Size: 380 sqm approx

Agent Comments

## Comparable Properties

24 Page Av, Port Melbourne, Vic 3207, Australia (REI)

Price: \$1,589,000

Method:

**=**3

Date: 29/07/2019 Property Type: House Agent Comments



379 Howe Pde PORT MELBOURNE 3207 (REI) Agent Comments



**6** 

Price: \$1,625,000 Method: Auction Sale Date: 29/06/2019

Property Type: House (Res) Land Size: 322 sqm approx

36 Edwards Av PORT MELBOURNE 3207 (REI) Agent Comments

**=** 3





Price: \$1,538,000 Method: Private Sale Date: 31/07/2019 Property Type: House Land Size: 322 sqm approx

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